119.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,100 / 996,100
					USE VALUE:	996,100 / 996,100
					ASSESSED:	996,100 / 996,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		FINLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN MELISSA W & MICHAEL D
Owner 2:	
Owner 3:	
Street 1:	21 FINLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,029 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 2296 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6029.000	575,500		420,600	996,100
Total Card	0.138	575,500		420,600	996,100
Total Parcel	0.138	575,500		420,600	996,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.84 | /Parcel: 433.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77062
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	575,500	0	6,029.	420,600	996,100	996,100	Year End Roll	12/18/2019
2019	101	FV	449,000	0	6,029.	426,600	875,600	875,600	Year End Roll	1/3/2019
2018	101	FV	449,000	0	6,029.	318,500	767,500	767,500	Year End Roll	12/20/2017
2017	101	FV	449,000	0	6,029.	288,400	737,400	737,400	Year End Roll	1/3/2017
2016	101	FV	449,000	0	6,029.	276,400	725,400	725,400	Year End	1/4/2016
2015	101	FV	439,200	0	6,029.	234,300	673,500	673,500	Year End Roll	12/11/2014
2014	101	FV	439,200	0	6,029.	222,300	661,500	661,500	Year End Roll	12/16/2013
2013	101	FV	439,200	0	6,029.	211,500	650,700	650,700		12/13/2012

!9262!

PRINT

Date	Time
12/10/20	23:45:45

LAST REV

Date	Time
09/26/18	13:35:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCAVARO RONAL	35305-169		4/19/2002		600,000	No	No		
GRAZIANO MARY	9215-366		12/12/1999	Family		No	No		N

USER DEFINED

Prior Id # 1:	77062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2009	1108	Manual	5,337					
10/17/2001	821	New Buil	125,000	O		G3	GR FY03	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	372	PATRIOT
9/17/2002	MLS	MM	Mary M
4/17/2002	Inspected	PM	Peter M
2/15/2000	Vacant Lot	268	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6029		Sq. Ft.	Site		0	70.	1.00	5									420,608						420,600	

Total AC/HA:	0.13841	Total SF/SM:	6029	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,608	Spl Credit		Total:	420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	0.99742496
Adj $ / SQ:	144.222
Other Features:	114106
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584887
Depreciation:	9358
Depreciated Total:	575528

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

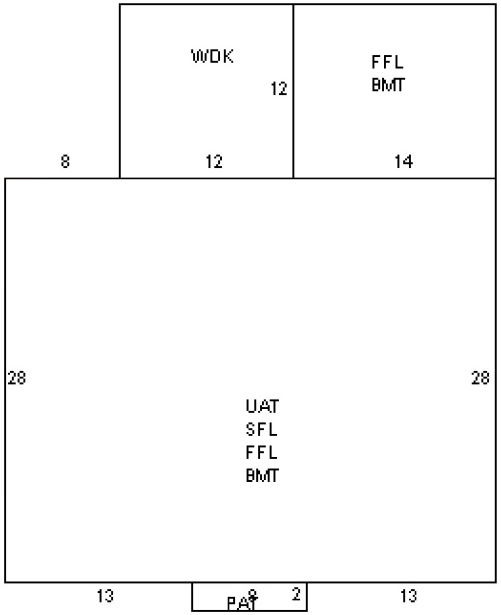
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.51
Special Features:	0	Val/Su Net:	160.31
Final Total:	575500	Val/Su SzAd	277.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	48.890	54,758
FFL	First Floor	1,120	144.220	161,529
SFL	Second Floor	952	144.220	137,300
UAT	Upper Attic	238	57.690	13,730
WDK	Deck	144	12.910	1,859
PAT	Patio	16	5.980	96

Net Sketched Area:	3,590			Total:	369,272
Size Ad	2072	Gross Are	4304	FinArea	2296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	